

K-38379

Until a change is requested, all tax statements shall be sent to the following address: _____

WARRANTY DEED

HAROLD L. TAYLOR and WILDA J. TAYLOR, husband and wife, and GEORGE W. TAYLOR and PATRICIA A. TAYLOR, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto NEWPORT PROPERTY ACQUISITIONS, INC., a California corporation, hereinafter referred to as Grantee, its heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

PARCEL I: North one-half South one-half Northeast one-quarter, Section 15, Township 36 South, Range 10 EWM, lying Southeasterly of the O.C. & E. Railroad right of way.

PARCEL II: South one-half South one-half Northeast one-quarter, Section 15, Township 36 South, Range 10 EWM, SAVING AND EXCEPTING THEREFROM that portion conveyed to Klamath County by Deed Volume M70, page 7235, and any portion thereof lying East of the County Road.

PARCEL III: Northeast one-quarter Southwest one-quarter, Section 15, Township 36 South, Range 10 EWM, SAVING AND EXCEPTING that portion thereof lying Northwest of the Oregon, California & Eastern Railroad Company right of way.

PARCEL IIII: North one-half Southeast one-quarter, Section 15, Township 36 South, Range 10 EWM, SAVING AND EXCEPTING THEREFROM that portion thereof lying East of Squaw Flat Road.

SUBJECT TO: (1) Rights of the public in and to any portion of said premises lying within the limits of road and highways.

(2) A 60 foot roadway easement as granted to the United State of America in right of way recorded June 11, 1958, in Miscellaneous Volume 12, page 559. (Affects SE-1/4 NE-1/4 Sec. 15)

(3) Reservations for roads, railroads, transmission lines as more fully set forth in Land Status Report recorded December 15, 1958, in Volume 307, at pages 521 and 525, Deed Records of Klamath County, Oregon.

(4) An easement as disclosed by contract recorded June 28, 1977, in Volume M77, page 11379, for a 30 foot ingress and egress along the South boundary of property.

to have and to hold the same unto Grantee, its heirs, successors and assigns forever.

10513

Grantors hereby covenant to and with said Grantee, its heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor&OR-S& will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$80,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 10TH day of SEPTEMBER, 1982.

Harold L. Taylor
Harold L. Taylor

Wilda J. Taylor
Wilda J. Taylor

George W. Taylor
George W. Taylor

Patricia A. Taylor
Patricia A. Taylor

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 16TH day of SEPTEMBER, 1982, personally appeared the above-named HAROLD L. TAYLOR, WILDA J. TAYLOR, GEORGE W. TAYLOR, and PATRICIA A. TAYLOR and acknowledged the foregoing instrument to be their voluntary act and deed.

Barlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-85

(S E A L)

Return To:

Klamath County Title Company

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 17th day
of June A.D. 19 86 at 1:48 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds on Page 10512

FEE \$14.00

Evelyn Biehn, County Clerk
By Patricia A. Taylor